

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Jack Rice, 7532 Lakeshore Drive, Roseville, CA 95661  
OWNER Placer Development Corporation 7532 Lakeshore Drive, Roseville, CA 95661  
PLANS BY \_\_\_\_\_  
FILING DATE 10/14/86 ENVIR. DET. EX 15303(a) REPORT BY CV/vf  
ASSESSOR'S PCL. NO. 040-240-64.65

APPLICATION: Lot Line Adjustment to relocate the common property line.

LOCATION: 6713, 6717 Hometown Way

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property line to bisect the existing halfplex along the common building wall.

## PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1986 South Sacramento Community  
Plan Designation : Low density residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Halfplex

## Surrounding Land Use and Zoning:

North: Single Family Residential; R-1  
South: Single Family Residential; R-1  
East : Vacant; R-1  
West : Vacant; R-1

Property Dimensions: Irregular  
Property Area: 0.26+ acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

## Land Use/Zoning:

The subject site is zoned Single Family Residential (R-1) and is developed with a halfplex. Surrounding land uses are vacant to the east and west; single family residential to the north and south.

## Proposal:

The applicant proposes to relocate the common property line to correct an error in the original siting of the halfplex on the subject site. Relocating the existing property line, as proposed, will bisect the existing halfplex along the common building wall. The project has been reviewed by Traffic Engineering, Engineering, Building Inspections and Real Estate and no comments were received.

## Environmental Determination:

The project is exempt from Environmental Review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

APPLC. NO. P86-411 MEETING DATE December 4, 1986 ITEM NO. 38

RECOMMENDATION:

Staff recommends the Commission approve the lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF DECEMBER 4, 1986

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE COMMON

PROPERTY LINE, (APN: 040-240-64,65)

(P86-411)

**WHEREAS**, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 6713, 6717 Hometown Way; and

**WHEREAS**, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

**WHEREAS**, the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential Use by the 1986 South Sacramento Community Plan and the proposed lot line adjustment conforms with the Plan designation

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located 6713,6717 Hometown Way, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

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CHAIR

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION







Description of  
New Lot 109A

All that portion of Lots 109A and 109B as said lots are shown on that certain plat entitled "Florin Vista Unit No. 2", filed for Record in the Office of the Recorder of Sacramento County in Book 147, of Maps, Map No. 17, described as follows:

BEGINNING at the northwest corner of said Lot 109A, said point being also located on the right of way line of Hometown Way, a public street; thence from said POINT OF BEGINNING along the northerly line of said Lot 109A and the right of way line of said Hometown Way, curving to the left on an arc of 40.00 feet radius, said arc being subtended by a chord bearing North  $42^{\circ} 54' 54''$  East 17.41 feet to the most northerly corner of said Lot 109A, thence along the northeasterly, easterly and southerly lines of said Lot 109A the following three (3) courses: (1) South  $59^{\circ} 39' 28''$  East 121.64 feet, (2) South  $00^{\circ} 21' 20''$  West 57.56 feet and (3) South  $89^{\circ} 35' 03''$  West 43.20 feet to the southwest corner of said Lot 109A; thence along the south line of said Lot 109B South  $89^{\circ} 35' 03''$  West 17.84 feet; thence North  $27^{\circ} 27' 11''$  West 120.24 feet to the POINT OF BEGINNING.

Description of  
New Lot 109B

All that portion of Lot 109B, as said lot is shown on that certain plat of "Florin Vista Unit No. 2", filed for Record in the Office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 17, described as follows:

BEGINNING at the northwest corner of said Lot 109B, said point being also located on the right of way line of Hometown Way, a public street; thence from said POINT OF BEGINNING along the northerly line of said Lot 109B and said right of way line, curving to the left on an arc of 40.00 feet radius, said arc being subtended by a chord bearing North 68° 03' 38" East 17.41 feet to the northeast corner of said Lot 109B; thence South 27° 27' 11" East 120.24 feet to the south line of said Lot 109B; thence along the south and westerly lines of said Lot 109B the following two (2) courses: (1) South 89° 35' 03" West 55.00 feet and (2) North 09° 22' 00" West 101.95 feet to the POINT OF BEGINNING.